



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

201301123

**HEARING DATE**

N/A

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 072111

Environmental Review No. 201300112

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Kai Ping Lin

**MAP/EXHIBIT  
DATE:**

4-24-13

**SCM REPORT  
DATE:**

5-23-13

**SCM DATE:**

5-30-13

**PROJECT OVERVIEW**

A proposal to subdivide one existing single-family lot 1.13 gross acres in size into two single-family lots each 0.5 acres in size.

**MAP STAGE**Tentative: ☒Revised: ☐Amendment: ☐Amended : ☐  
Exhibit %A+Modification to : ☐  
Recorded MapOther: ☐**MAP STATUS**Initial: ☒1<sup>st</sup> Revision: ☐2<sup>nd</sup> Revision: ☐Additional Revisions (requires a fee): ☐**LOCATION**

1930 Vallecito Drive, Hacienda Heights

**ACCESS**

Vallecito Drive

**ASSESSORS PARCEL NUMBER(S)**

8215-016-003

**SITE AREA**

1.13 gross (1.0 net) acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights

**SUP DISTRICT**

4th

**LAND USE DESIGNATION**

H5 (0-5 DU/ac)

**ZONE**

R-1-20,000

**PROPOSED UNITS  
(DU/AC)**

2

**MAX DENSITY/UNITS  
(DU/AC)**

2

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending staff review and determination.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: ☒Exhibit Map/Exhibit %A+ Revision Required: ☐Revised Application Required: ☐Reschedule for Subdivision Committee Meeting: ☐Reschedule for Subdivision Committee Reports Only: ☒Other Holds (see below): ☒

---

**REGIONAL PLANNING ADDITIONAL COMMENTS**

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. There does not appear to be enough land area to subdivide. The tentative map must be revised as indicated below. An environmental review must be completed. Other additional information and materials are required. Please see below comments.*

Tentative Map:

1. Assessor map shows parcel area as 40,950 SF or 0.94 net acres. Tentative map lists 1.0 net acres. Please explain this discrepancy. The minimum required area is 20,000 SF per lot. There may not be enough land area to subdivide.
2. Verify whether the indicated gross area includes land to the centerline of the abutting street.
3. Verify whether the indicated net area for the project site and each new parcel includes or excludes easements as shown, and excludes the required 40' highway dedication as required by Public Works.
4. Depict highway dedication on the tentative map.
5. Provide a standard street section and a scaled street section.
6. Depict all existing trees (labeling tree species/type) and structures. Label all existing trees and structures to remain or to be removed.
7. Indicate the Land Use Designation in the Notes section.
8. Remove/reduce any front yard walls/fences located within the front yard setback that exceed 42" height, or, file a Yard Modification.

Environmental:

9. Pending staff review and determination.

Administrative/Other:

10. Provide building permits for existing structures.
11. If there are any oak trees existing onsite, an oak tree permit may be required for any encroachments/removals.